

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT  
DISTRICT 2**

**BOARD OF SUPERVISORS**

**May 8, 2024**

**REGULAR MEETING  
AGENDA**

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT 2**

# **AGENDA**

# **LETTER**

# Lakes of Sarasota Community Development District 2

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

May 1, 2024

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Lakes of Sarasota Community Development District 2

Dear Board Members:

The Board of Supervisors of the Lakes of Sarasota Community Development District 2 will hold a Regular Meeting on May 8, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Unaudited Financial Statements as of March 31, 2024
4. Approval of April 10, 2024 Regular Meeting Minutes
5. Staff Reports
  - A. District Counsel: *Vogler Ashton, PLLC*
  - B. District Engineer: *AM Engineering, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: June 12, 2024 at 11:00 AM

○ QUORUM CHECK

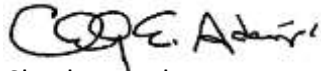
SEAT 1	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KRIS WATTS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN BLAKLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	PRISCILLA HEIM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

6. Board Members' Comments/Requests
7. Public Comments
8. Adjournment

*Board of Supervisors  
Lakes of Sarasota Community Development District 2  
May 8, 2024, Regular Meeting Agenda  
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If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT 2**

# **UNAUDITED FINANCIAL STATEMENTS**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2024**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 432,153	\$ -	\$ -	\$ 432,153
Due from Landowner	4,270	-	31,845	36,115
Due from general fund	-	-	427,002	427,002
Total assets	<u>\$ 436,423</u>	<u>\$ -</u>	<u>\$ 458,847</u>	<u>\$ 895,270</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 3,002	\$ -	\$ 458,847	\$ 461,849
Retainage payable	-	-	151,131	151,131
Due to Landowner	-	42,983	1,384,635	1,427,618
Due to capital projects fund	427,002	-	-	427,002
Tax payable	428	-	-	428
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>436,432</u>	<u>42,983</u>	<u>1,994,613</u>	<u>2,474,028</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	4,270	-	-	4,270
Total deferred inflows of resources	<u>4,270</u>	<u>-</u>	<u>-</u>	<u>4,270</u>
Fund balances:				
Restricted for:				
Debt service	-	(42,983)	-	(42,983)
Capital projects	-	-	(1,535,766)	(1,535,766)
Unassigned	(4,279)	-	-	(4,279)
Total fund balances	<u>(4,279)</u>	<u>(42,983)</u>	<u>(1,535,766)</u>	<u>(1,583,028)</u>
Total liabilities and fund balances	<u>\$ 436,423</u>	<u>\$ -</u>	<u>\$ 458,847</u>	<u>\$ 895,270</u>

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 21,455	\$ 111,490	19%
Total revenues	<u>-</u>	<u>21,455</u>	<u>111,490</u>	19%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,077	5,167	12,700	41%
Management/accounting/recording*	2,000	12,000	48,000	25%
Legal	238	238	20,000	1%
Engineering	-	-	10,000	0%
Audit**	-	-	3,500	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent**	-	-	1,000	0%
Trustee**	-	-	4,000	0%
Telephone	17	100	200	50%
Postage	-	-	500	0%
Printing & binding	41	250	1,000	25%
Legal advertising	193	952	2,500	38%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	4	8	750	1%
Website				
Hosting & maintenance	705	705	705	100%
ADA compliance	-	-	210	0%
Total expenditures	<u>4,275</u>	<u>24,795</u>	<u>111,490</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	(4,275)	(3,340)	-	
Fund balances - beginning	(4)	(939)	12,841	
Fund balances - ending	<u>\$ (4,279)</u>	<u>\$ (4,279)</u>	<u>\$ 12,841</u>	

\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

\*\*Expenses will be realized during budget year following bond issued.



**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
<b>Debt service</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(42,983)	(42,983)
Fund balances - ending	\$ (42,983)	\$ (42,983)

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Construction costs	<u>509,829</u>	<u>1,466,647</u>
Total expenditures	<u>509,829</u>	<u>1,466,647</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (509,829)	 (1,466,647)
 Fund balances - beginning	 <u>(1,025,937)</u>	 <u>(69,119)</u>
Fund balances - ending	<u><u>\$ (1,535,766)</u></u>	<u><u>\$ (1,535,766)</u></u>

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT 2**

# **MINUTES**

**MINUTES OF MEETING  
LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2**

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The Board of Supervisors of the Lakes of Sarasota Community Development District 2 held a Regular Meeting on April 10, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

**Present were:**

Pete Williams	Chair
Kris Watts	Vice Chair
Priscilla Heim	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller (via telephone)	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Shawn Leins	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:08 a.m.

Supervisors Watts, Heim, Williams and Blakley were present. Supervisor Weidemiller attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of the Unaudited Financial Statements as of February 29, 2024**

**On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.**

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**FOURTH ORDER OF BUSINESS**

**Approval of March 13, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the March 13, 2024 Regular Meeting Minutes, as presented, were approved.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Vogler Ashton, PLLC**

There was no report.

**B. District Engineer: AM Engineering, Inc.**

Mr. Leins stated construction is well underway, the lakes are being maintained and the project is moving along nicely.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: May 8, 2024 at 11:00 AM [Presentation of Fiscal Year 2024/2025 Proposed Budget]**
- **QUORUM CHECK**

**SIXTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items (limited to 3 minutes per individual)**

No members of the public spoke.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Watts and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 11:10 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT 2**

# **STAFF**

# **REPORTS**

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*5800 Lakewood Ranch Blvd, Sarasota, FL 34240*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>November 8, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>December 13, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 14, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 13, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 10, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>June 12, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 10, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 14, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>September 11, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>